22

92-7318-SB (0017) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

NO MORTGAGE
New Owner - Send Tax Bills:
NATIONSBANK OF TENNESSEE
P. O. BOX 121999
NASHVILLE, TN 37212

Map & Parcel
133-13-A-16

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the First day of April, 1982, STEPHEN C. BANKER, was named Trustee in a Deed of Trust of even date executed by LANNY H. WALLER AND WIFE, SANDRA R. WALLER, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $28,809.00, principal and interest at 9.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5885, Page 174, in the Register's Office for DAVIDSON County, Tennessee; and AMENDED IN BOOK 7836 PAGE 299.

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 8706, Page 910, in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: August 20, 1992 / August 27, 1992 / September 3, 1992, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, September 18, 1992, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time NATIONSBANK OF TENNESSEE, P. O. BOX 121999, NASHVILLE, TN, submitted the highest and best bid in the amount of $ 25,000.00 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to NATIONSBANK OF TENNESSEE, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

UNIT NO. A-16, OF OAKCREST CONDOMINIUM CREATED UNDER TITLE 64, SECTIONS 2701, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 5884, PAGE 960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT A-1 SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF OAKCREST CONDOMINIUM, OF RECORD IN BOOK 5200, PAGE 413, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO DANNY R. POLAND BY DEED FROM LANNY H. WALLER AND WIFE, SANDRA R. WALLER OF RECORD IN BOOK 6185, PAGE 18, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE LAND HEREIN ABOVE DESCRIBED IS CONVEYED SUBJECT TO THE RIGHTS OF THE STATE OF TENNESSEE TO REDEEM THE LAND AS PROVIDED FOR IN T.C.A. 67-1-1433(b)(1)

I, I. DYKE TATUM, Substitute Trustee, convey to NATIONSBANK OF TENNESSEE, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

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Witness my hand and official seal at NASHVILLE, Tennessee, this Eighteenth day of September, 1992.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

7986 09/18 0101 03CHECK 109.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, this Eighteenth day of September, 1992.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $ 25,000.00.

Affiant

Subscribed and sworn to before me, this Eighteenth day of September, 1992.

Sandra C Vaughan
Notary Public

My Commission Expires: 5-22-93.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

4 6. 9. 4. 5.

IDENTIFICATION REFERENCE

SEP 18 12 02 PM '92

KEITH Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

92-7318-SB (0072) STLN

BOOK 8733 PAGE 162

I. Dyke Tatum
Attorney at Law

J. Phillip Jones

Suite 200, Arena Place, 2001 Charlotte Avenue
Nashville, Tennessee 37203
(615) 321-5540
Fax (615) 321-5557

August 14, 1992

STATE OF TENNESSEE
DEPARTMENT OF EMPLOYMENT SECURITY
NASHVILLE, TN, 37245-3545

RE: State Tax Lien Account No. 344-131
ID # 2-0058
DANNY R. POLAND
420 ELYSIAN FIELDS RD., UNIT A16, NASHVILLE, TN, 37211

Dear

This will notify the State of Tennessee that property affected by the State Tax Lien referred to above will be sold at public auction, to the highest bidder for cash, on September 18, 1992 at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, of the Courthouse in DAVIDSON County, Tennessee. This property is more adequately described in attached Schedule A.

Please find attached the following:

1. Copy of the Tax Lien
2. Copy of the Deed of Trust being foreclosed on
3. Copy of the Mortgage Title Policy
4. Copy of the Notice of Publication

The outstanding balance of the note secured by the mortgage to be foreclosed is $28,741.31. The holder of the mortgage will at the sale bid in the property at approximate $ 32,250.00 * , plus costs and fees of approximately $ 820.00 .

*Of this amount approximately $3,000.00 is interest.

Very truly yours,

I. DYKE TATUM

Enclosures

HAND DELIVERED

Received by:

Date Received: 8/24/92

Enclosures Received:

8/24/92 10:00 a.m.

SEP 11 REC'D

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

BOOK 8733 PAGE 163

September 8, 1992

Mr. I. Dyke Tatum
Attorney at Law
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

Re: Foreclosure Sale of Property Owned by
Danny R. Poland
Account number: 1-308568044-003-9

Dear Mr. Tatum,

This is in reference to your letter dated August 14, 1992 concerning a foreclosure sale of property owned by Danny R. Poland.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of October 20, 1992 is $254.00.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

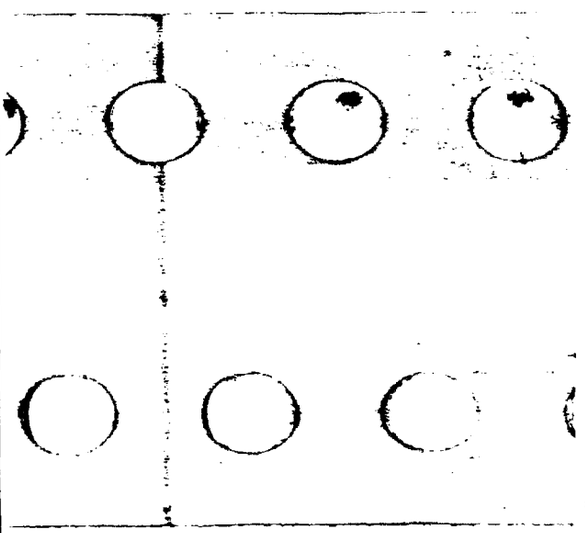
Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8733 PAGE 164

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 16.00
TOTAL 109.50
CHECK 109.50

09/18/92 01 12:03 0001 7986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 9 4 5

IDENTIFICATION REFERENCE

SEP 18 12 02 PM '92

F. Z. WILSON II REG. STA.
DAVIDSON COUNTY, TN

No. 571620